



CHAPTER 5 GUIDELINES FOR ADDITIONS



Additions, like new construction in general, also provide an opportunity to create designs that respect the classical proportions, building details, and indigenous materials used in the construction of the historic district in ways that complement rather than detract from this unique and well-preserved rural historic district.



It is common to find numerous additions to a single dwelling in Goose Creek. In this example, the older addition replicates the mass of the original structure and is attached to its side. A newer, small, rear addition, on a raised stone foundation, is placed perpendicular to the original mass in a subordinate arrangement. Its bank of small-paned windows signify that this addition is of recent construction but their design relates well to the historic building.

A. INTRODUCTION

There are two precedents for the location of additions on historic buildings in the Goose Creek Historic and Cultural Conservation District.

Freestanding vernacular structures of log, stone or brick often received additions, on axis with the original facade. Some of these early additions dwarfed the original structures and signaled the rising fortunes of the property owner. New additions should not follow this precedent. See *Section B: Function and Design* for more guidance.

By the mid-nineteenth century it was fashionable to construct the addition to the rear of the existing structure, often called an ell. These additions were often the first attached kitchens for a dwelling.

With its gentle slopes, Goose Creek's topography creates both opportunities and challenges for the siting of an addition. By working with the terrain it may be possible to reduce the perceived mass and height of an addition.

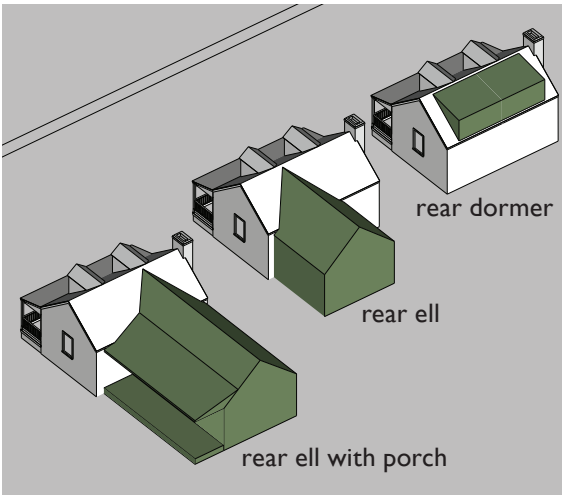
Additions, like new construction in general, also provide an opportunity to create designs that respect the classical proportions, building details, and indigenous materials used in the construction of the historic district in ways that complement rather than detract from this unique and well-preserved rural historic district.

■ GUIDELINE

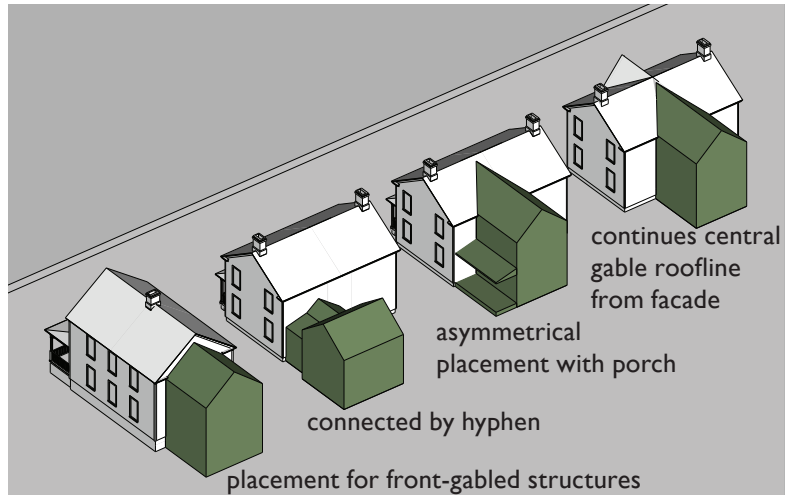
- I. Often historic dwellings already have one or more additions. Ensure that these later changes that help to tell the historical story of the property are preserved along with the original house. Their form and massing should not be altered extensively when adding an addition.



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The district's earliest structures were small, one-and-one-half story structures. The addition of a rear dormer or an ell with or without a porch can provide additional living space without overwhelming the historic dwelling.



Both Lincoln and the rural areas have examples of two-story vernacular Victorian front- and side-gabled dwellings. Historic precedents inform the placement of additions to the rear of these structures.

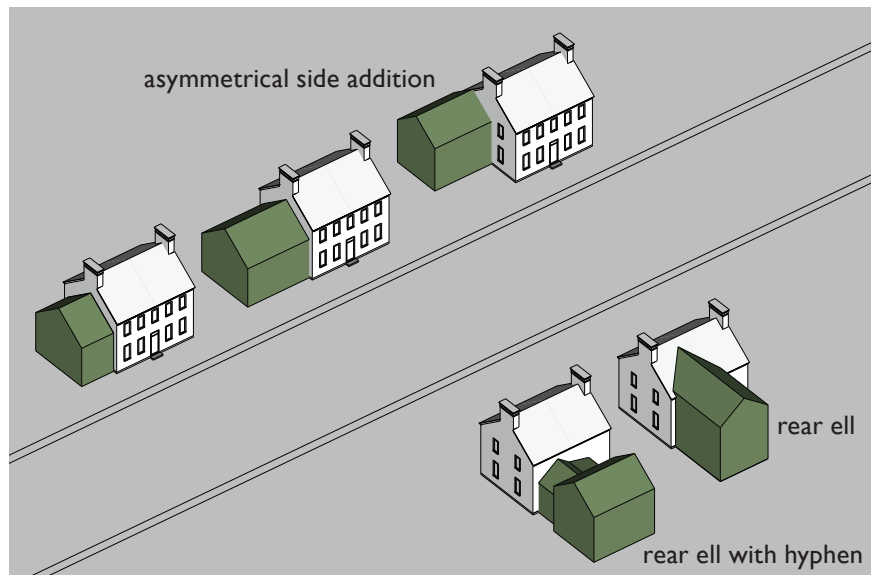
B. LOCATION, ORIENTATION AND ATTACHMENT

INAPPROPRIATE TREATMENT

1. Do not attach an addition in front of the primary facade of a structure.

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1. Locate a necessary addition on a side or rear elevation according to local precedents.
2. Maintain the original orientation of the structure. If the primary entrance is located on the street or road facade, it should remain in that location.
3. Attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building would be unimpaired.



Early two-story structures provide many precedents for the placement of an asymmetrical addition to the side, or a rear ell with or without a hyphen.





An early addition to this brick structure is setback from the plane of the original mass. It also steps down to work with the existing topography and to be subordinate to the original house.

C. DESIGN

The design of new additions should follow the guidelines for new construction in the preceding chapter. Other considerations that are specific to new additions are listed below.

■ INAPPROPRIATE TREATMENTS

1. Do not design an addition to be an exact copy of the existing historic building. The integrity of the historic structure is compromised when the difference between the new and historic elements is indiscernible.
2. Do not use the exact wall plane, roofline, or cornice height of the existing structure in the new design.

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1. Minimize the removal of historic materials that characterize the property when considering a new addition.
2. Design additions to be subordinate in size, scale, massing, and siting. The existing historic architecture, including earlier additions, should remain the visual focal point.
3. Make sure that the design of a new addition is compatible with the architectural style and ratio of solids to voids of the existing building.
4. Consider differentiating the design of the addition from the historic structure. This need not be a radical departure from the original design, but may reflect a later period of development in the district, a simplification of original elements, use of different traditional materials, or a new pattern of window size and placement.



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The stone addition to this early stone dwelling contains a similar gable roof and the shed roof of the smaller frame addition has a similar slope.



A series of additions extend from the side of the main brick structure and incorporate a variety of building materials including brick, wood and stone.

D. ROOF

■ INAPPROPRIATE TREATMENT

1. Do not extend the existing roofline of the original structure when constructing a new addition.

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1. Maintain the existing roof pitch in the new addition, if possible.
2. Repeat roof forms found on the historic structure. Most often this will be a gable roof form.
3. Rooflines for new additions should be secondary in height to those of the existing structure.

E. MATERIALS AND DETAILS

■ INAPPROPRIATE TREATMENTS

1. Do not use modern materials that detract for the historic appearance of the structure. For more information on materials, see *Chapter 7: Guidelines for Materials*.
2. Do not design additions without details that provide a visual link to the earlier dwelling.
3. Do not “paste-on” historic details to a modern unadorned addition.

■ GUIDELINES

1. Use materials, building elements, architectural details, and colors that are compatible with the existing building. These include but are not limited to roof overhangs, cornices, chimneys, window and door trim, brick, stone, wood siding and shingle patterns, and entry features. Elements such as these provide much of the decoration for historic structures in Goose Creek.
2. Use only materials that replicate the original material in dimensions, proportions, and appearance. Brick, stone and wood are the most appropriate materials to use in Goose Creek.
3. The HDRC will consider the use of alternative materials or non-historic architecture in the district if it is compatible with the existing structure.

